

Exhibit 34

WESTPOINT HARBOR

May 29, 2006

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

To: Brad McCray
BCDC

Cc: Andrea Gaut
BCDC

From: Mark Sanders
Westpoint Marina and Boatyard

Reference: BCDC Permit Number 2-02

Subject: **Architectural Review Board Items**

Hello Brad;

At the Design Review Board meeting for Westpoint Marina that occurred May 5, 2003, I was asked to provide details at a later date on site furnishings for the public access areas of the project. The DRB also asked that I "mix up the uses" if possible, placing some marina functions in the retail area so public users may benefit and enjoy the marina activity. Andrea advises that I am scheduled for August 7, 2006, to meet with the DRB, and to provide information to staff no later than July 14. In preparation for that meeting I am providing the following information.

Redwood City requires that I continue the "look and feel" of public access areas from Pacific Shores Center onto Westpoint Marina, avoiding an abrupt change in appearance especially along the Bay Trail. This includes using similar rip rap design, lighting, benches and landscaping.

Attachment A shows the lighting in the public access area of PSC. The lights project down and are round on top to deter predator birds. As you can see there are tail lights for parking areas and short lights along the waterway.

June 7, 2006

Attachment B shows the Bay Trail at the point that PSC meets the marina. Here you can see the type of benches used as well as trash receptacles, and the asphalt pathway. Attachment C is a close view of the bench.

Attachments D and E are spec sheets for the pathway and parking lot lights. Westpoint Marina will use identical lights but with galvanized, painted poles to avoid rust issues.

We will also conform to PSC and use asphalt paths.

Attachment F, G and H are spec sheets for pathway benches. The PSC benches use embedment pole mounting and are recycled wood-grained plastic colored Western Red Cedar. I have included additional information for the same benches with backrests (attachment I). I would like an option for backrests which are more comfortable.

The DRB was also interested in the roof treatment for the covered slips. I explained at the time that there is little variation between manufacturer's designs for covers, and we have selected Bellingham Marine Industries for all docks. Attachments J, K and L show representative covered slip systems. As with all covered systems it uses a standing-seam metal roof with galvanized steel pole supports on the docks, which have additional floatation. There is a choice of color, and I plan on green or blue.


The boatyard design is part of Phase 2 and the retail area is part of phase 3 of the project, so decisions on these areas will be made at a future date. However you will notice in the drawing set that the rower's boathouse is moved from the boatyard area to the retail area. This is better for rowers, and addresses the DRB request to mix these activities.

Separately I have forwarded final construction drawings for Phase one of the marina project as submitted to Redwood City. It details the location of lights, paths, and all utilities, and is consistent with previous plans and the BCDC permit. It also shows design details for the public launch ramp, which is also part of phase 1.

I hope this is sufficient for your purposes.

Sincerely,

Mark Sanders

A handwritten signature in blue ink, appearing to read 'Mark Sanders', with a long horizontal stroke extending to the right.

(A)



(B)







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MP Style Specifications


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GENERAL: Each Gardco Form 10 post top mounted Hardtop is a semi-spherical sharp cutoff luminaire for high intensity discharge lamps. Internal components are totally enclosed, rain-tight, dust-tight and corrosion resistant. No venting of optical system or electrical components is required or permitted. Luminaires are completely assembled with no disassembly required for installation. Lamping requires no lifting or hinging the luminaire housing, disturbing wiring or exposing uninsulated live parts. Optional twin glow rings at post top are available in (4) colors and are illuminated by the primary downlight source.

HOUSING: Housing is one piece, .100" seamless aluminum with integral rolled circumferential reveal and lower section aperture incorporating a returned flange stiffener to protect against housing edge deformation. Units are offered in profiles of 17" or 22" diameter.

YOKE: The 9/16" diameter parallel yokes of high strength, low mass schedule 40 steel are precision contoured to match the housing silhouette. Welds or fasteners are not visible at the luminaire or pole attachment. Yoke is electrogalvanized and coated with satin black polyurethane.

LENS: One piece die cast aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. Type 4X luminaires feature sag glass lens and Type VS unit employs sag acrylic lens. Concealed stainless steel hinge and two (2) flush 1/4 turn fasteners secure lens assembly to luminaire.

OPTICAL SYSTEMS: The segmented Form Ten optical system is homogeneous sheet aluminum, electrochemically brightened, anodized and sealed. The segmented reflectors are set in faceted arc tube image duplicator patterns to achieve IES Types I, III, V, or IV Forward Throw distributions. The mogul base lampholder is glazed porcelain with a nickel plated screw shell all securely attached to the reflector assembly. 50MH, 70MH and 100MH units have medium base lampholder. All horizontal Metal Halide units in the 22" housings have lamp stabilizers ensuring precise arc tube positioning.

ELECTRICAL: Each high power factor ballast is the separate component type, capable of providing reliable lamp starting down to -20° F. The ballast is mounted on a unitized tray and secured within the luminaire, above the reflector system. High Pressure Sodium ballasts operate lamps within ANSI trapezoidal limits. Metal Halide and Mercury Vapor ballasts are medium

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regulation auto transformers providing +10% (MH) and +5% (MV) power regulation with a +10% variation from rated input voltage. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150° C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

FINISH: Anodized housings are created with an Aluminum Association Architectural Class I anodizing process to achieve a bronze, black or natural aluminum finish. Painted units are finished with hardcoat, fade resistant, electrostatically applied polyurethane.

LABELS: All fixtures bear UL and CSA (where applicable) wet location and I.B.E.W. labels.

Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. Gardco's segmented reflector optical system has been awarded U.S. Patent #3746854. Form Ten X optical system has been awarded U.S. patent #5690422. Post Top Luminaires protected by U.S. Design Patents #290, 408, 290 and 409.

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Gardco Lighting

1611 Clovis Barker Road, San Marcos, TX 78666
800.227.0758 800.477.8653

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Genlyte Group

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SRS Straight Round Steel Ordering Matrix



Click the linked text in the Order Matrix for detailed information about each item, including limitations, photographs and other ordering notes.

Refer to the PDF specification sheet prior to ordering for current and complete notes and exclusions. Gardco Lighting reserves the right to modify the design of its product without notification as part of the company's continuing product improvement program.

Prefix	Height	Size	Drilling	Finish	Options
SRS	10	3	D1	BLP	AHH
	15	4	D2	BRP	CL
	20	5	D3	FPGV	FES
	25		D4	GV	GM-080-19
	30		T2	NP	GM-080-24
			T4	OC	
				PP	
				SC	
				WP	

specifications
 ordering matr
 spec sheet (p
Poles

CA45-STB
 CA6-STB
 GTS
 PRA-HB
 PRA4-STB
 PRA4-CB
 PRA45-STB
 PRA45-CB
 PRA5-STB
 PRA5-CB
 RA-HB
 RA4-STB
 RA4-CB
 RA45-STB
 RA45-CB
 RA5-STB
 RA5-CB
 SRS
 SSA-HB
 SSA4-STB
 SSA4-CB
 SSA45-STB
 SSA5-STB
 SSA5-CB
 SSA6-STB
 SSA6-CB
 SSC-AB
 SSC-DB
 SSS4
 SSS5
 TRA
 TRC-AB
 TRC-DB
 TRS
 CA4-STB

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Genlyte Group

(F)



Benches | Receptacles | Tables | Planters | Ash Urns | Custom Plaques | Custom Fabrication | Bike Racks | Grills | Benches
Sponsor A Bench | Options | Maintenance | Find-A-Rep | Catalog Request | Warranty | Specifications

Bench 105

Plastic Benches without Backrest



Materials

Slats:

4" x 4" nom. recycled plastic
with color molded in

Supports: 2-7/8" O.D. steel pipe
and 3/8" x 4-1/2" steel plate

Fasteners: Stainless steel

Finish: See our [options page](#) for choice of recycled plastic
color and polyester powder finish (shown with Bronze
finish/Grey plastic).

105-60PL 6' long, 3 supports, 160 lbs.

105-80PL 8' long, 3 supports, 185 lbs.

Support Options

S-1 Embedment

S-2 Surface Plate

S-4 Sub-Floor

[View Specifications](#)
[105 SERIES PL](#)

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Site Map

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E-mail: sales@dumor.com

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(6)

Western Red
CedarDouglas
Fir

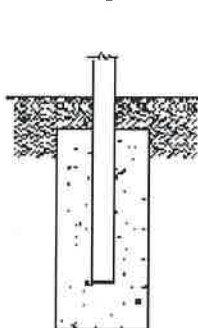
Redwood

Ipe

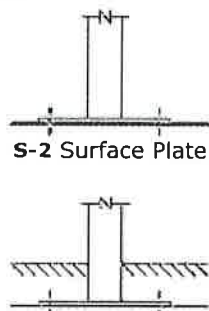
support options available for each item. The support option desired must be identified when ordering. Consult your local DuMor representative for details.

As a natural product of our environment, wood will weather when placed outdoors. Signs of weathering include splitting, checking, and changing color. These are not covered by DuMor's warranty.

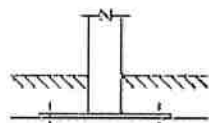
Due to variations in natural wood grains, photos shown here may not reflect actual product. Please contact your local DuMor representative for color and wood grain samples.



S-1 Embedment



S-2 Surface Plate



S-4 Sub Floor

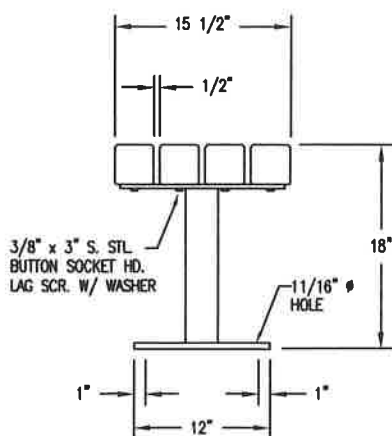


S-3 Gull Wing

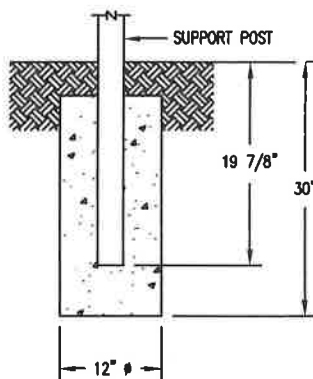
S-7 Tri-support (127 Series Only)

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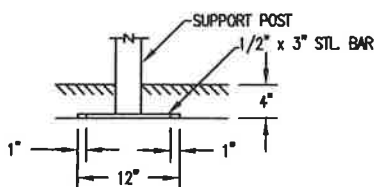
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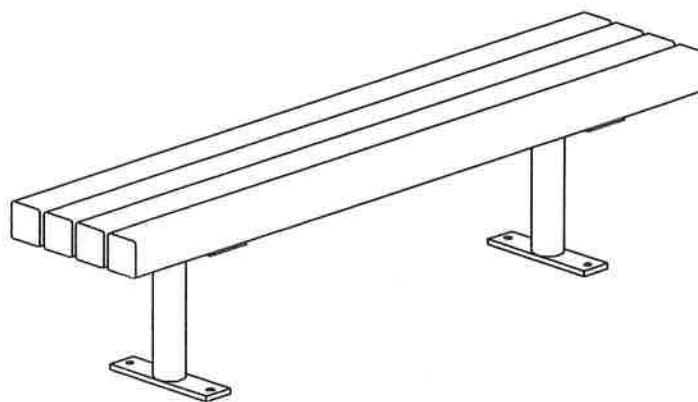
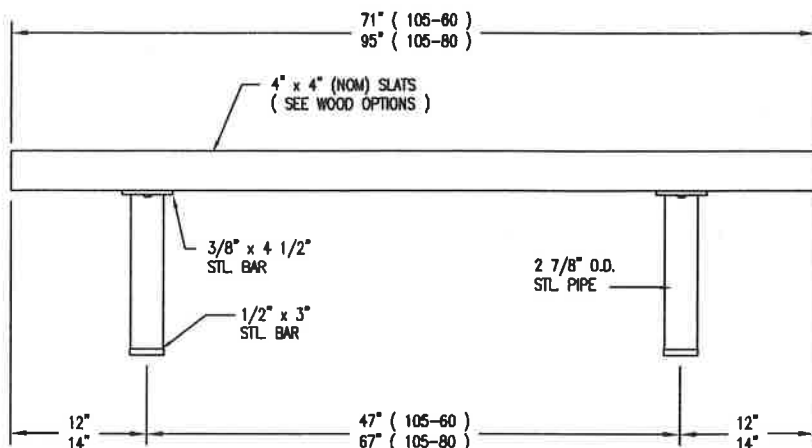
☐ S-2 SURFACE



☐ S-1 EMBEDMENT



☐ S-4 SUB FLOOR



LENGTH OPTIONS

- ☐ 6' BENCH
☐ 8' BENCH

NOTES

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
- 3.) 1/2" X 3 3/4" PLTD. EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 & S-4 OPTIONS.

WOOD OPTIONS

- ☐ CLEAR ALL HEART REDWOOD S4S EE
☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
☐ CLEAR WESTERN RED CEDAR S4S EE
☐ OTHER _____


DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE
DATE DRAWN : 1/18/97
DRAWN BY : AH
DATE REV. : 10/18/99
REV. BY : JSB

TITLE :

BENCH

REV.
C

DRAWING
NUMBER

105 SERIES

SHEET
1 OF 2

(17)



Benches | Receptacles | Tables | Planters | Ash Urns | Custom Plaques | Custom Fabrication | Bike Racks | Grills | Benches
Sponsor A Bench | Options | Maintenance | Find-A-Rep | Catalog Request | Warranty | Specifications

Bench 88

Plastic Benches with Backrest



- **PROFILED SLATS FOR EXTRA COMFORT**
- **ALSO AVAILABLE WITH WOOD SLATS**

Materials

Slats: 3" x 4" nom. and 3" x 6" nom. recycled plastic

Supports: 3/8" x 4-1/2" steel bar and 3" square 1/4" wall steel tube

Fasteners: Stainless steel

Finish: See our [options page](#) for choice of recycled plastic color and polyester powder finish (shown with Deep Red finish/Grey plastic).

88-60PL 6' long, 3 supports, 251 lbs.

88-80PL 8' long, 3 supports, 304 lbs.

Support Options

S-1 Embedment

S-2 Surface Plate

S-3 Gull-Wing

S-4 Sub-Floor

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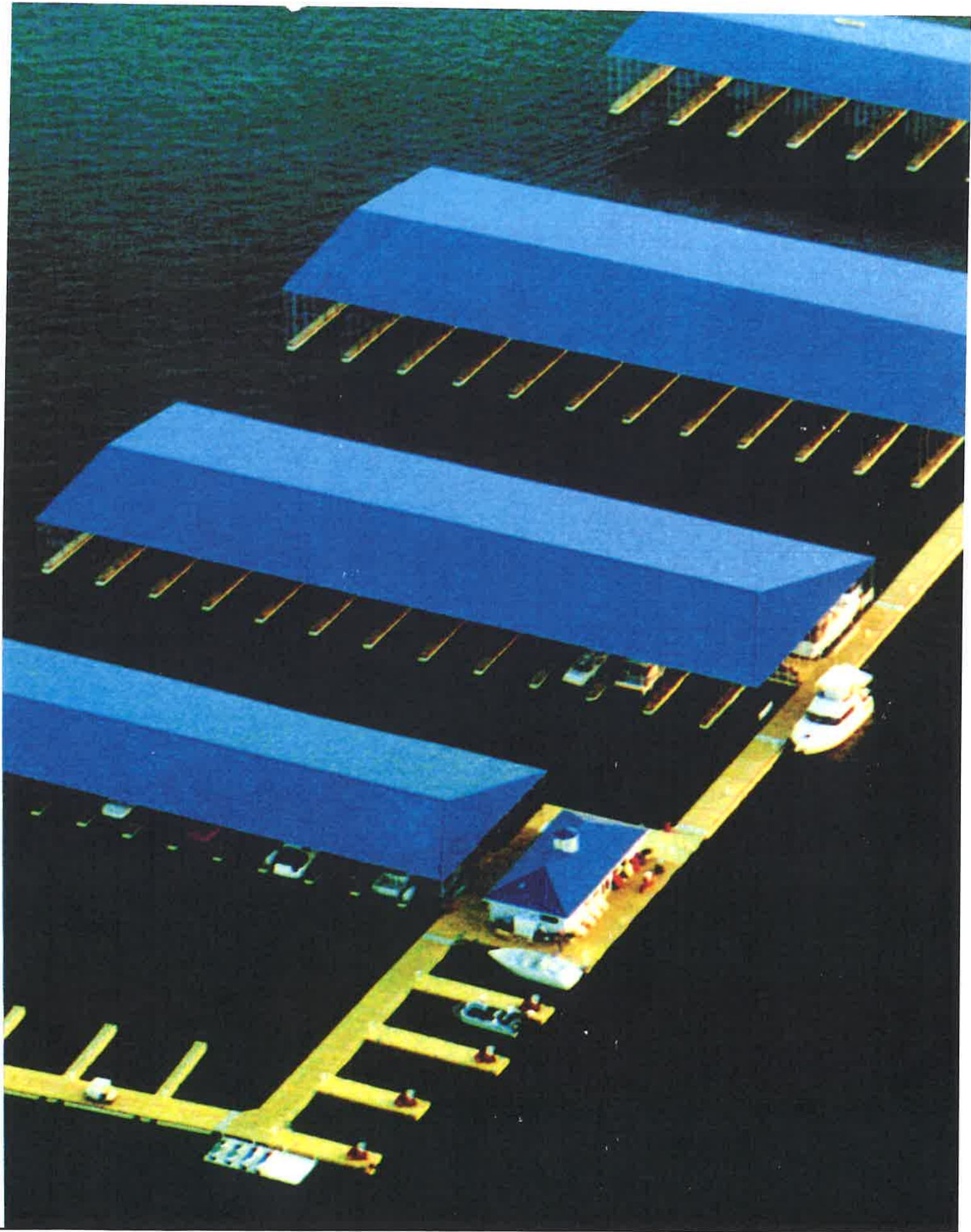


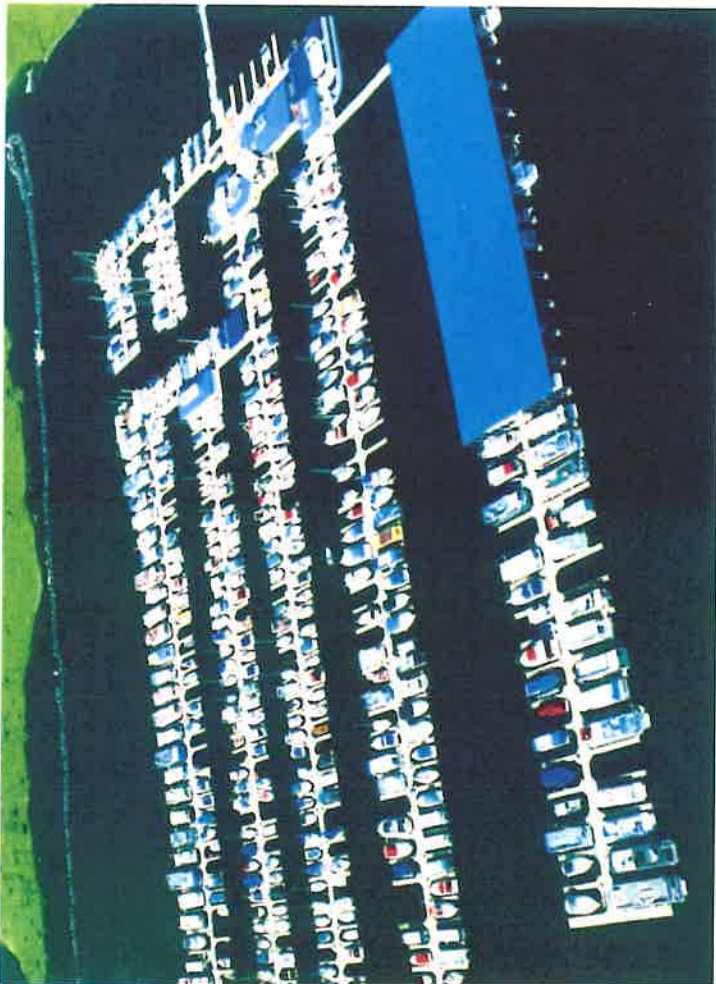
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K, L.

May 3, 2006

Public Access Budget, Westpoint Harbor Per BCDC Permit

Public Access required in Phase 1	242,000 sf
Public Access when Phase 3 completes (plus 10% bldg footprint)	298,000 sf

Elements:

Pathways; marina perimeter, Bay Trail, and trail spur (12 ft wide) (Includes overlooks of adjacent habitat and Greco Island)	85,300 sf
Three pedestrian/bicycle access points to Pacific Shores Center	3,600 sf
Boat launch overlook area	1,000 sf
View corridors with landscaped lawn areas	43,000 sf
Boardwalk (800 ft long, 15 ft wide)	12,000 sf
Landscaping	170,500 sf
Public restrooms (2 plus RR in harbormasters office)	2,000 sf
Public launch ramp	6,160 sf
Launch ramp boat trailer parking (15)	6,000 sf
Public access parking (12)	2,400 sf
Visitor/transient berths (will make 27, only 10 required)	8,000 sf*

*Dock area only

Budget shows 38,360 sf of public access beyond that BCDC requirement.

Issues:

3:1 interior slope concern (geotechnical analysis)

Any change will "pivot" slope at 103 so land/water ratio is unchanged

Small amount of landscaping may be lost to preserve parking. Overall will remain on public access budget

Potential request to increase levee easement to Pond 10

Currently easement is 18 feet from elevation 109 to 103 (one acre at 3:1)

Safer to build longer levee (3 acres? Original plan was 6 acres)

Acceptable to BCDC?

Acceptable to Cargill?

WESTPOINT HARBOR

JULY 2, 2006

PHASE ONE TIMELINE

2006 PART ONE

EXPECT EXCAVATION COMPLETE IN FALL 2006 (70% DONE NOW)
EXTERNAL RIP RAP NEARLY DONE
INSTALL LAUNCH RAMP
OPEN TO BAY, DREDGE ENTRANCE AND PLACE INTERNAL RIP RAP

CONDITION DREDGED MATERIAL AND PLACE CAP FILL

DOCK CONTRACTOR (BELLINGHAM MARINE) PLAN START 10/06
WILL DO MIDDLE THREE DOCKS AND PUBLIC DOCK FIRST
VERIFY SLIP-MIX MARKET DEMAND
TEST WAIT LIST
TIME NEEDED TO BUILD OCCUPANCY
DOCKS INCLUDE SEWER PUMPOUTS

INSTALL ALL UTILITIES TO FIRST THREE DOCKS
UTILITIES AT SITE ENTRANCE NOW

INSTALL ROADS AND PATHS TO FIRST DOCKS
BASE ROCK ONLY TO ACCOMMODATE FINAL SETTLEMENT
BASE ROCK FOR PARKING AS REQUIRED
MINIMAL LANDSCAPING

INSTALL HARBORMASTER OFFICE, PUBLIC RESTROOMS, SHOWERS
MAY USE TEMP BUILDINGS AT FIRST

FIRST OCCUPANCY BEFORE END OF 2006

2007 PART TWO

INSTALL UTILITIES FOR ALL DOCKS
INSTALL REMAINDER OF DOCKS
INSTALL ADDITIONAL RESTROOMS AS REQUIRED*
PAVE PATHS, ROADS AND PARKING AREAS
FINISH PHASE ONE LANDSCAPING

*STUDIES SHOW THAT MOST BOATS UNDER 30 FEET USE SHORESIDE FACILITIES; MOST BOATS OVER 35 FEET USE ONBOARD FACILITIES.

WITH AUTOMATIC PUMPOUT AND AVERAGE SLIP SIZE OF 43 FEET, EXPECT VERY FEW WILL USE SHORESIDE FACILITIES. PUBLIC/PRIVATE FACILITIES IN CENTER OF DOCK AREA WITH ADDITIONAL FACILITIES IN BOATYARD AND RETAIL AREA WILL LIKELY MAKE ADDITIONAL BOATERS RESTROOMS UNNECESSARY.

PART ONE/PART TWO RATIONALE

EXCAVATION DELAYED (TWO YEARS)

DOCK/INFRASTRUCTURE COSTS NEARLY DOUBLED--MUST START OPERATION IN 2006

NOT ECONOMIC TO BUILD ALL DOCKS BEFORE FIRST TENANT

PHASE TWO TIMELINE

BUILD YARD, FUEL DOCKS AND ASSOCIATED FACILITIES. INCLUDES LANDSCAPING AND OTHER AMENITIES.

PHASE THREE TIMELINE

WILL BE DRIVEN BY CUSTOMER NEEDS.

EXPECT BOATHOUSE FIRST, FOLLOWED BY MARINE STORE, YACHT CLUB AND RESTAURANT.

DESIGN CHANGES

1. BOATHOUSE OUT OF BOATYARD AND MOVED INTO RETAIL AREA. BCDC ASKED THAT SOME YARD ACTIVITIES MOVE TO RETAIL AREA.
2. HARBORMASTER OFFICE MOVES FROM CHANNEL SIDE TO CENTER OF DOCK AREA.
 - a. MOST HARBORMASTER ACTIVITIES ASSOCIATED WITH DOCKS
 - b. BESTS VIEW OF HARBOR
 - c. CAN VIEW ALL OF GRECO ISLAND